

Memphis and Shelby County Land Use Control Board

CITY HALL 125 NORTH MID AMERICA MALL MEMPHIS, TENNESSEE 38103-2084
(901) 576-6619

(Please visit our web site at: <http://www.dpdgov.com>)

MINUTES

Date: September 8, 2011

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	James Toles	X	
Member	Loyal Featherstone	X	
Member	Rusty Linkous	X	
Member	Jon McCreery	X	
Member	Robert Norcross	X	
Member	Margaret Pritchard		X
Member	Mary Sharp	X	
Member	Emily Trenholm		X
Member	Lisa Wilbanks	X	
Member	Roslyn Willis	X	
Alternate Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman James Toles called the meeting to order at 10:00 a.m. Don Jones called the roll. There was a quorum. Board Member Norcross was not present during roll call.

LUCB Staff: Josh Whitehead, Director of Office of Planning and Development, Chip Saliba, Brian Bacchus, Don Jones, Gregory Love and Sheila Pounder.

Others Present: David Bray and Ralph Smith.

Chairman's Opening Remarks

Chairman Toles read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

Josh Whitehead reported that there was not a report but needed approval of the last month's meeting minutes.

Approval of Minutes: August 11, 2011

Board Member Sharp made a motion to approve the minutes. Board Member McCreery seconded the motion. The motion passed unanimously.

General Order of Public Hearing

Chairman Toles explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. The Consent Agenda Items 1-2 were read. Chairman Toles also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Jon McCreery to read the Consent Agenda Items.

Consent Agenda (Items 1-2)

1. CASE NUMBER: S 11-011

DEVELOPMENT NAME: SOUTHERN HEIGHTS SUBDIVISION

Request: Amend Condition 1 approved by the Land Use Control Board on July 14, 2011 to permit the existing wrought iron fence along Horn Lake Road to remain until Horn Lake Road is widened

Staff's Recommendation: Approval.

2. CASE NUMBER: P.D. 05-312

DEVELOPMENT NAME: ANN GUTHRIE PLANNED DEVELOPMENT AMENDED

Request: Modification to the outline plan conditions to allow two attached signs and approve attaching fieldstone to the east wall below the window.

Staff's Recommendation: Approval with conditions.

Discussion Summary – There were no Consent Agenda Items pulled for discussion. Board Member McCreery made a motion to approve Consent Agenda Items 1-2. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

REGULAR AGENDA ITEMS

Chairman Toles allowed Board Member McCreery to continue with the regular agenda items. Board Member McCreery read the Regular Agenda Items and served as Zoning Chair.

**Item 3: CASE #: P.D. 11-313 CC Eco2 DEVELOPMENT RECYCLING CENTER
PLANNED DEVELOPMENT**

Request for Construction/Demolition Landfill (household litter and waste not permitted)

Staff's Recommendation: Approval with conditions

Chairman Toles asked if the applicant was present and if there were any opposition. There was no opposition. Staff member Jones noted that the agenda item included two friendly amendments that were approved during the Committee meeting earlier. Chairman Toles then asked for a motion.

Board Member McCreery made a motion to approval Item 3, Case #P.D. 11-313 CC with two friendly amendments to the conditions to delete (3.D) and (6.F.3). The motion was seconded by Board Member Sharp. The motion passed unanimously.

Item 4: CASE #: Z 11-107

East side of Getwell Rd.; +/-510 ft. North of Cochese Ave.

Request for Commercial Mixed Use-3 (CMU-3) District
Staff's Recommendation: Approval.

Chairman Toles asked if the applicant was present and if there were any opposition. There was no opposition. Chairman Toles asked if the applicant would, for the record, state his name and address.

David Bray approached and stated his address as 2950 Stage Pleasant North.

Then Chairman Toles asked for a motion.

Board Member McCreery made a motion to approval Item 4, Case #Z 11-107 according to staff's recommendations. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

Item 5: CASE #: Z 11-108

Southwest corner of Danny Thomas Blvd. & Linden

Request for Sports & Entertainment (SE) District
Staff's Recommendation: Approval.

Chairman Toles asked if the applicant was present and if there were any opposition. There was no opposition. Chairman Toles asked if the applicant would, for the record, state his name and address.

Ralph Smith of ETI Corp. approached and stated his address as 6799 Great Oaks Rd.

Then Chairman Toles asked for a motion.

Board Member McCreery made a motion to approval Item 5, Case #Z 11-108 according to staff's recommendations. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

ADJOURNMENT:

There being no further business, the meeting there upon adjourned.

MINUTES APPROVED:



CHAIRMAN



SECRETARY